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Testimony of Stacy Braverman, Southwest Resident
Zoning Commission Hearing on the SW Waterfront Plan

I look forward to development at the waterfront. However, I have several concerns, some of which echo those raised in the Southwest Neighborhood Assembly comments.

Transportation

- A streetcar is likely years if not decades away and cannot be relied on as a useful mode of transit throughout and into the neighborhood.
- The developers should consider helping to fund an additional, western entrance to the Waterfront Metro station that allows access to and from the waterfront development.
- If an additional Metro entrance is infeasible, the developers should commit to assisting the District or WMATA in funding bus service to the area. This could come in the form of restoring the Convention Center/SW Waterfront Circulator, which is currently slated for elimination, or the 70/71 bus, whose service in the Waterfront area will be replaced by a significantly inferior (in terms of hours of operation and route) 74 line.

Affordable Housing

- Waterfront development will likely bring both positive and negative economic impacts to the District and to the Southwest neighborhood. Rents and housing costs are likely to rise, which will make it more difficult to preserve economic diversity and encourage new residents.
- The developers should provide a variety of housing stock at different price points, which will help create a market solution to this issue. Some of the rental housing should be priced below the payment standard for Section 8, allowing voucher-holders to apply for apartments. In addition, the developers should set aside rental and owned housing units, ideally more than is required by the District's inclusionary zoning regulations, targeted at various income levels, from very low (less than 50% of Area Median Income), to low (50-80% of AMI), to moderate (80-120% of AMI). These units will need to have protections to preserve the subsidy for decades to come. Ideally, a percentage of affordable owned units would be designated for current Southwest residents, especially those who seek to become first-time homebuyers.

Environment

- A significant portion of the proposed development is paved or has buildings on it. The developers should be required to reduce the amount of paved areas and use permeable pavers and other permeable surfaces (with appropriate filtration media) where hardscape is required.
- As sea levels rise and the incidences of coastal storms increase in frequency and severity, the waterfront area will become more susceptible to flooding. The development should have sufficient setback to accommodate this.

Thank you for your consideration of these matters.

Sincerely,

Stacy Braverman

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ZONING COMMISSION
District of Columbia
CASE NO. 11-03
EXHIBIT NO. 40